

The Wethersfield Historic District Commission held a Public Hearing on August 24, 2010 at the Wethersfield Town Hall, Town Manager's Conference Room – First Floor, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present: Robert Garrey, Chairperson
John Maycock, Vice Chairperson
Gary McLeod, Clerk
Susan Gillanders, Alternate

Members Absent: Bette Botticello
Michael Rell
Mark Raymond, Alternate
Lisa Wurzer, Alternate

Also Present: Kristin Stearley, Historic District Coordinator
Linda Messina, Recording Secretary

Commissioner Garrey called the meeting to order at 7:30 PM, and read the opening comments. Commissioner McLeod, Clerk, read the Legal Notice as it appeared in the *Hartford Courant* on August 13, 2010.

APPLICATION NO. 3848-10. The Metropolitan District seeking to install an emergency generator system at the Howard Avenue Pump Station.

Steven Hallowell of Wright-Pierce, 169 Main Street, Middletown, appeared before the Commission. The District is in the process of installing emergency generators at 25 out of 35 wastewater facilities throughout the MDC communities as a direct result of the tornado which placed 16 stations down without backup facilities. They would like to install a 35 kW generator with a 140 gallon sub-base fuel tank located below it. The DEP has approved the application. The outdated electrical fixtures will also be upgraded in a precast concrete structure that is 6' long x 4' wide x 6' tall. All new fencing will be PVC green, 6' high, with barbed wire fence on the outside. There will be a lockable gate in the front. They will plant 8' tall arborvitaes around the fencing. The MDC will be responsible for maintaining the arborvitaes. An asphalt driveway is proposed for vehicle access; however, they would be able to use Geo tiles instead of an asphalt driveway.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application.

Bruce Kramer of 21 Howard Avenue asked several questions and had some concerns. After discussing his concerns, he spoke in favor of the application.

MaryLou Kramer of 21 Howard Avenue voice several concerns regarding this application via written correspondence dated August 24, 2010.

Philip Lohman of 434 Main Street voiced his concern regarding the necessity of a driveway.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3849-10. Philip Lohman seeking to install a chimney for furnace ventilation at 130 Main Street.

Philip Lohman of 434 Main Street appeared before the Commission. Four or five years ago, Temple Beth Torah installed a new furnace at 130 Main Street; however, the old chimney was not serviceable. The installer recommended an exhaust system and they decided to do that since they didn't have the funds to rebuild the chimney. The exhaust system motor and fan has rusted and it needs to be replaced and, in addition, when it kicks in, it disturbs the service at the synagogue. They looked in to running a liner through the old chimney, but they ran into code issues about the diameter and angle of the pipe and the fact that the chimney is blocked. The alternative solution is to run an exterior Class A stainless steel pipe (similar to a wood furnace) which will face Main Street. It will penetrate the existing overhang and will run 3 feet above the roof line. It will stand away from the building and will be attached to the building with brackets. They do not have the funds to box in the pipe, but they would be willing to plant arborvitaes or other foliage to hide it.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3850-10. Dawn and Richard Tavorieri seeking to demolish the existing three (3) car garage and construct a new three (3) car garage at 172-176 Main Street.

Richard Tavorieri of 172-176 Main Street appeared before the Commission. He needs to demolish the existing garage as it is structurally unsound. The proposed garage will be like for like. The current garage is 30'x20' and he would like the new garage to be 35'x24'. The height will be 18'. It will be in relatively the same location, but it will probably be moved slightly to allow more room from the property line. The garage will have wood clapboard shingles and if doors will be used on the structure they will be carriage style doors with an arched window on top. There are currently windows in the back, but there is no plan to put in any windows. There are currently no gutters. He is considering putting K-style gutters in the front of the new structure.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3851-10. Lawrence Buck seeking to replace the slate roof with asphalt shingles at 360 Main Street.

Lawrence Buck of 360 Main Street appeared before the Commission. Currently the roofing is slate installed over cedar shingles. It is difficult to maintain the slate as it was not properly installed over the wood. He would like to install GAF Timberline asphalt architectural shingles in the color slate. The garage and mudroom were re-roofed in the '80s and he would like the whole house to match. The owners have looked into optional products that look like slate, but it is too expensive, and they are concerned that a rubber slate look roof might not be as marketable when it is time to sell the property.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3852-10. Thomas Ayres seeking to install replacement windows, construct a 12' x 12' gazebo, and construct a roof overhang for the rear garage door at 18 Foote Path Lane.

Thomas Ayres, Sr. and Thomas Ayres, Jr. of 18 Foote Path Lane appeared before the Commission. They would only like to move forward with the replacement windows at this time as they are still contemplating other building options. They would like to replace existing windows with new windows that look like the existing. They would like to use the Pella Architectural Series 850 all wood windows in vanilla cream color. They are simulated divided light and there are spacers between the panes. The exterior is aluminum clad. All windows will match light pattern and size. The shutters will remain as is.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3847-10. Marty and Dana Sitler seeking to install fencing for an in-ground pool and relocate the storage shed to accommodate the placement of pool mechanicals at 21 Foote Path Lane. (Tabled from the August 10, 2010 meeting. The last date to act is September 28, 2010.)

Marty Sitler of 21 Foote Path Lane appeared before the Commission. He would like to move the existing shed forward, install a stainless steel ladder (on side by the shed) and stainless steel handrail for the pool by the stairs, and install chain link fencing around the pool. He prefers the chain link fence (48" high) for safety/security reasons, however, he would be willing to install a wrought iron look aluminum fence instead which is 54" high with 4" spacing between the bars and a gate which will be immediately behind the house and not highly visible.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3853-10. Bryon Kamay seeking to amend application number 3677-09 to construct a deck instead of stairs with a landing on the addition at 38 Hartford Avenue.

Matt Luby of 100 Bailey Road, Rocky Hill, appeared before the Commission. He would like to add a platform deck to both doors instead of stairs. Instead of two separate staircases, he would like to combine both doors to one set of stairs on an angle. He will have a 6' wraparound deck and a 16' x 14' deck. He will use an Azek decking product with white composite rails. The risers will be white Azek. He will enclose the underneath with a white lattice PVC product so that everything matches and will be as maintenance-free as possible. The deck material color is Sedona.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

Upon motion by Commissioner Maycock seconded by Commissioner McLeod, and a poll of the commission, it was voted to close the public hearing on all applications and open the public meeting.

Aye: Garrey, Maycock, McLeod, Gillanders

APPLICATION NO. 3848-10. The Metropolitan District seeking to install an emergency generator system at the Howard Avenue Pump Station.

Upon motion by Commissioner Maycock, seconded by Commissioner Gillanders and a poll of the Commission, it was voted to APPROVE the application with the following stipulations:

1. Geo tiles shall be used in place of an asphalt driveway.
2. The coating on the fence shall be black.

Discussion

Commissioner Maycock stated that this is something that is needed. He just hopes that they maintain the arborvitaes.

Commissioner Garrey stated that the good news is that the arborvitaes are pretty much maintenance-free for 20 years. It's not an area that carries traffic. He's glad that the abutter was here and that his concerns were addressed. He's glad that they are open to using the Geo tiles.

Aye: Garrey, Maycock, McLeod, Gillanders

APPLICATION NO. 3849-10. Philip Lohman seeking to install a chimney for furnace ventilation at 130 Main Street.

Upon motion by Commissioner Maycock, seconded by Commissioner Garrey and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Garrey stated that in this case, the Commission can't stipulate greenery. The applicant wanted to enclose this, but as a religious organization, the money is just not available. Eventually, as they have money, they will probably enclose the pipe.

Commissioner Gillanders stated that they should put some kind of plant or shrub in front to limit visibility.

Aye: Garrey, Maycock, McLeod, Gillanders

APPLICATION NO. 3850-10. Dawn and Richard Tavolieri seeking to demolish the existing three (3) car garage and construct a new three (3) car garage at 172-176 Main Street.

Upon motion by Commissioner Maycock, seconded by Commissioner McLeod and a poll of the Commission, it was voted to APPROVE the application with the following stipulations:

1. If gutters shall be installed they shall be k-style gutters wrapped around the front and downspouts shall be on the sides of the garage.
2. The location of the building shall be as submitted and with consideration of Building department requirements.

Discussion

Commissioner Maycock stated that this is like for like. It will certainly clean up the garage that has been leaning for quite some years. The applicant is doing like for like siding to match the house.

Commissioner Garrey stated that the only loss is that it has a slate roof now, but the building is not salvageable.

Aye: Garrey, Maycock, McLeod, Gillanders

APPLICATION NO. 3851-10. Lawrence Buck seeking to replace the slate roof with asphalt shingles at 360 Main Street.

Upon motion by Commissioner Maycock, seconded by Commissioner McLeod and a poll of the Commission, it was voted to TABLE the application.

Discussion

Commissioner Maycock stated that he didn't realize that it had a wood roof underneath. He drove by and it is in desperate need of a new roof, but he didn't realize that the applicant wanted to replace all of the roofing system and he wants to see what it will look like with architectural shingles. Originally he was just considering the house, not the addition. He hates to lose the slate.

Commissioner Garrey stated that he came in here predisposed to slate because that's what's there, but it's good to know that that's not the original material. The Commission has certainly used asphalt in place of wood shingle. There is a mix of style and age of structure because there is a modern section to the building that already has asphalt. This is a very nice option given the mix of materials and ages.

Commissioner McLeod stated that the roof on the main body of the house looks pretty flat. It's a very light color. The shingles were apart from each other as opposed to a smooth surface. There has to be a material out there that's a smoother finish and a lighter color.

Aye: Garrey, Maycock, McLeod, Gillanders

APPLICATION NO. 3852-10. Thomas Ayres seeking to install replacement windows, construct a 12' x 12' gazebo, and construct a roof overhang for the rear garage door at 18 Foote Path Lane.

Upon motion by Commissioner Maycock, seconded by Commissioner McLeod and a poll of the Commission, it was voted to APPROVE the application with the following stipulations:

1. All windows shall be wood aluminum clad Pella Architectural 850 SDL in the color vanilla cream with muntins permanently affixed to the exterior and with an interior grill.
2. All muntins patterns shall match existing.

Discussion

Commissioner Maycock stated that this is an excellent choice. He appreciates the concern to keep the windows as original looking as possible with a very nice product. The window choice will fit in nicely.

Aye: Garrey, Maycock, McLeod, Gillanders

APPLICATION NO. 3847-10. Marty and Dana Sitler seeking to install fencing for an in-ground pool and relocate the storage shed to accommodate the placement of pool mechanicals at 21 Foote Path Lane. (Tabled from the August 10, 2010 meeting. The last date to act is September 28, 2010.)

Upon motion by Commissioner Maycock, seconded by Commissioner Gillanders and a poll of the Commission, it was voted to APPROVE the application with the following stipulation:

1. The pool fence shall be black galvanized aluminum in the Royal style with an arched gate.

Discussion

Commissioner Maycock stated that he is very happy that the applicant came back with an option that is more pleasing to the Commission and that has been used successfully in the district. He's sure his neighbors will be very happy with the choice.

Commissioner Garrey stated that where the Commission has approved black chain link, it has generally been non-residential applications or areas where it is way out against a green space, far away from the road.

Aye: Garrey, Maycock, McLeod, Gillanders

APPLICATION NO. 3853-10. Bryon Kamay seeking to amend application number 3677-09 to construct a deck instead of stairs with a landing on the addition at 38 Hartford Avenue.

Upon motion by Commissioner Maycock, seconded by Commissioner McLeod and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Maycock stated that this is a nice product and it's a very nice addition that was well thought out and well planned. This is a nice amendment to the addition.

Aye: Garrey, Maycock, McLeod, Gillanders

MINUTES OF AUGUST 10, 2010

Upon motion by Commissioner Maycock, seconded by Commissioner McLeod and a poll of the Commission, the minutes of the August 10, 2010 meeting were approved as submitted.

Aye: Garrey, Maycock, McLeod, Gillanders

OTHER BUSINESS

Public comments on general matters of the Historic District

None.

Report of the Historic District Coordinator

None.

Correspondence

None.

Executive Session

Upon motion by Commissioner Maycock, seconded by Commissioner McLeod and a poll of the Commission, it was voted to enter Executive Session to discuss pending litigation on Garden Street at 9:03 p.m.

Aye: Garrey, Maycock, McLeod, Gillanders

Upon motion by Commissioner Maycock, seconded by Commissioner McLeod and a poll of the Commission, it was voted to leave Executive Session at 9:16 p.m.

Aye: Garrey, Maycock, McLeod, Gillanders

ADJOURNMENT

Upon motion by Commissioner Maycock, seconded by Commissioner Gillanders and a poll of the Commission, it was voted to ADJOURN the meeting at 9:17 PM.

Aye: Garrey, Maycock, McLeod, Gillanders

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Gary McLeod
Clerk